

173.0

0006

0011.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

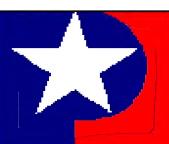
775,200 / 775,200

USE VALUE:

775,200 / 775,200

ASSESSED:

775,200 / 775,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TREMBLY GRAY C

Owner 2: TREMBLY EMMA JANE

Owner 3:

Street 1: 76 WRIGHT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Asbestos Exterior and 2345 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8750		Sq. Ft.	Site		0	70.	0.78	8									477,750						477,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8750.000	296,700	700	477,800	775,200		115627
							GIS Ref
							GIS Ref
							Insp Date
							08/25/18

PREVIOUS ASSESSMENT

Parcel ID 173.0-0006-0011.0							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	296,700	700	8,750.	477,800	775,200
2021	101	FV	288,100	700	8,750.	477,800	766,600
2020	101	FV	288,300	700	8,750.	477,800	766,800
2019	101	FV	222,500	700	8,750.	477,800	701,000
2018	101	FV	222,500	700	8,750.	423,200	646,400
2017	101	FV	222,500	700	8,750.	354,900	578,100
2016	101	FV	257,000	4500	8,750.	354,900	616,400
2015	101	FV	243,200	4500	8,750.	307,100	554,800

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10705-87		12/3/1964			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2012	628	Renovate	100,000					REPL PLASTER / SID

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
2/1/2016	External Ins	PC	PHIL C
6/24/2013	Info Fm Prmt	BR	B Rossignol
12/8/2008	Measured	372	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	263	PATRIOT
6/28/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

